

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES

TUESDAY, JULY 21, 2015 - 7:00 PM

Chair Kim called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Mates, Simpson, McCune, Macdonald, Hurt, Kim
Commissioners Absent: Goldfarb

Staff Present: Community Development Director De Melo, Attorney Rennie, Recording Secretary Turning, Associate Planner Gill

2. COMMUNITY FORUM

Perry Kennan spoke regarding the Zoning Text Amendment project.

3. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT

July 28, 2015 City Council Meeting-cancelled

3. PUBLIC HEARING

A. 2609 Monte Cresta Drive

To consider a Variance to allow a driveway bridge within the required front yard setback, and a Permanent Encroachment Permit for a driveway bridge and retaining within public right-of-way.

(Appl. No. PA2015-0031)

APN: 043-313-220; Zoned: R-1B – Single Family Residential

CEQA Status: Categorically Exempt, Section 15303, Class 3(e):

Applicant/Owner: San Juan Belmont Properties LLC

Project Planner: Rob Gill, (650) 598-4204, rgill@belmont.gov

Commissioner Simpson recused himself from the item.

Associate Planner Gill summarized the report.

The Commission inquired about the sequence of events related to the construction of the bridge and the issuance of the variance.

Chair Kim inquired about ex parte communications. Commissioners Hurt, Mates and Kim visited the site.

Motion to open the public hearing by Commissioner Macdonald and seconded by Commissioner Hurt

Motion passed 5/0

The applicant introduced himself to the Planning Commission and explained the grading and site plan issues that lead to the request for the variance.

Motion to close the public hearing by Commissioner Hurt and seconded by Commissioner Mates

Motion passed 5/0

MOTION by: Commissioner MacDonald, seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Approving a Variance at 2609 Monte Cresta Drive (PA 2015-0031).

Ayes: MacDonald, Mates, McCune, Hurt, Kim

Noes: None

Abstain: Simpson

Absent: Goldfarb

Motion passed 5/0/1/1

Motion by Commissioner Hurt, seconded by Commissioner MacDonald to move the Resolution of the Planning Commission Recommending City Council Approval of a Driveway Bridge within the Public Right-Of-Way for 2609 Monte Cresta Drive (APN: 043-313-220)

Ayes: Hurt, McDonald, Mates, McCune, Kim

Noes: None

Abstain: Simpson

Absent: Goldfarb

Motion passed 5/0/1/1

Chair Kim noted both items can be appealed within 10 calendar days.

Commissioner Simpson returned to the dais.

B. 1807 Bayview Avenue

To consider a Floor Area Exception and Single Family Design Review to expand the existing 2,262 square foot single family residence to 3,496 square feet. (Appl. No. PA2015-0023)

APN: 044-051-380; Zoned: R-1B – Single Family Residential

CEQA Status: Categorically Exempt, Section 15301, Class 1(e) (2)

Applicants/Owners: Michelle & Matthew Kerby

Project Planner: Rob Gill, (650) 598-4204, rgill@belmont.gov

Associate Planner Gill summarized the report.

Chair Kim inquired about ex parte communication. Commissioners MacDonald, Hurt, Mates and Kim visited the project site.

Motion by Commissioner Mates to open the public hearing seconded by Commissioner MacDonald.

Motion passed. 6/0

The applicant spoke to the Commission and explained the need for additional room for their family.

Chris Bartolo and Tim Hoffman spoke in favor of the project.

Discussion ensued.

MOTION by: Commissioner Hurt, seconded by Commissioner Mates to move the Resolution of the Planning Commission of The City of Belmont Approving a Floor Area Exception and Single Family Design Review at 1807 Bayview Avenue (Application number 2015-0014) 3,496 (PA 2015-0023)

Ayes: Hurt, Mates, Kim

Noes: Simpson, McCune, MacDonald

Absent: Goldfarb

Motion failed: 3/3/1

MOTION by: Commissioner MacDonald, seconded by Commissioner Simpson to move the Resolution of the Planning Commission of the City of Belmont Approving a Floor Area Exception and Single Family Design Review at 1807 Bayview Avenue (Application Number 2015-0014 with the modification of Bedroom 6 and Bathroom 4 by removing 390 square feet from the total floor area for a maximum Floor Area Ratio of .544.

Ayes: MacDonald, Simpson, Mates, McCune, Hurt, Kim

Noes: None

Absent: Goldfarb

Motion Passed: 6/0/1

Chair Kim noted this item can be appealed within 10 calendar days.

C. Amend Sign Regulations

To consider amending sign regulations in Belmont Zoning Ordinance (Ordinance No. 360 as amended) Section 23A (Signs on Public Property) to allow consolidation of billboards within the City to public property east of Highway 101 and to repeal sign related provisions in Belmont Zoning Ordinance Section 6 (M-1 – Limited Manufacturing Districts) made obsolete by a previous comprehensive sign code update. The proposed amendments are being considered in conjunction with an application to locate a digital billboard on the City's sewer pump station property at 1385 Shoreway Road. (Appl. No. 2014-0038)

CEQA Status: Initial Study/Mitigated Negative Declaration (IS/MND)
Applicant(s): City of Belmont and Clear Channel Outdoor LLC
Project Planner: Carlos de Melo, (650) 595-7440, cdemelo@belmont.gov

Community Development Director de Melo summarized the report.

Chair Kim inquired about ex parte communications. No ex parte communications occurred.

Motion by Commissioner Simpson, seconded by Commissioner Hurt to open the public hearing.

Motion passed 6/0

The applicant introduced himself to the Planning Commission and explained the project timeline to the Commission.

Perry Kennan spoke against the project and asked for more information from the City Attorney in writing.

Motion by Commissioner MacDonald, seconded by Commissioner McCune to close the public hearing.

Motion passed 6/0

Discussion ensued.

MOTION by: Commissioner MacDonald, seconded by Commissioner McCune to move the Resolution of the Planning Commission of the City of Belmont Recommending to the City Council Amendments to Belmont Zoning Ordinance (Ordinance No. 360) Section 23A Regulations regarding Signs on Public Property and Sections 6 to conform to Previous Amendments to Section 23

Ayes: MacDonald, McCune, Mates, Simpson, Kim
Noes: Hurt
Absent: Goldfarb

Motion passed 5/1/1

Motion by Commissioner MacDonald seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Recommending City Council Adoption of a Mitigated Negative Declaration of Environmental Significance and a Mitigation Monitoring and Reporting Program for the Clear Channel Outdoor (CCO) Digital Electronic Billboard Project on City-Owned Property at 1385 Shoreway Road (Appl. 2014-0038)

Ayes: MacDonald, Mates, Simpson, McCune, Kim
Noes: Hurt
Absent: Goldfarb

Motion passed 5/1/1

4. ADJOURNMENT: Meeting Adjourned at 11:10 pm.

Adjournment to: Tuesday, August 3, 2015-7:00 PM for a Planning Commission Meeting at the Belmont City Hall.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.